

FOR LEASE

5,415 SF FREESTANDING FLEX/INDUSTRIAL BUILDING

YEAR 1 TEASER RATE
3 YEAR TERM - \$1.15 NNN
5 YEAR TERM - \$1.00 NNN



12175 DEARBORN PLACE
POWAY, CALIFORNIA 92064

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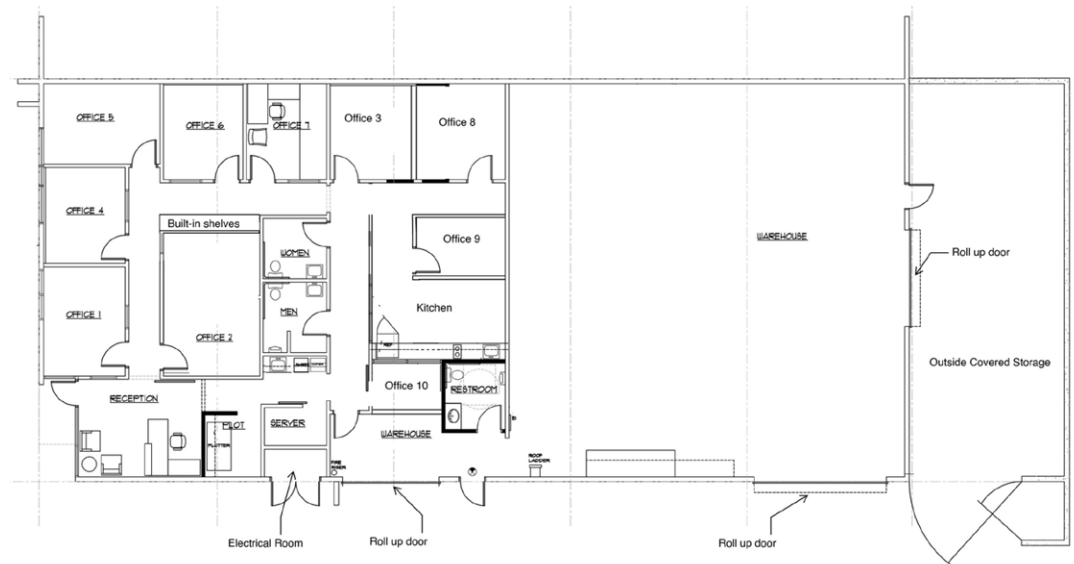
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PROPERTY OVERVIEW

- 5,415 SF freestanding industrial building available for lease
- Three (3) grade level loading doors
- 1,000 SF gated & covered storage area
- Sprinklers
- 18' warehouse clearance
- 13 parking spaces (2.53/1,000 parking ratio)
- Lease Rate: \$1.65 PSF NNN
- NNN = \$0.51

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